

**City of Warwick Planning Board  
Meeting Minutes  
Wednesday, October 8, 2014**

**Members Present:** Vincent Gambardella  
Steve Horowitz  
Philip Slocum  
James Desmarais  
Thomas Kiernan (Present for Second Application Only)  
Sue Stenhouse  
Cynthia Gerlach

**Member Absent:** John Mulhearn  
Laura Pisaturo

**Also in attendance:** Patricia Reynolds, Senior Planner  
Lidia Cruz-Abreu, Planning Specialist  
Eric Hindinger, Engineer Project Manager  
Diana Pearson, Solicitor

Chairman Slocum called the meeting to order at 6:00 pm.

The August 2014 meeting minutes were presented for review and approval. A motion was made by Ms. Stenhouse to approve the August meeting minutes, as presented, seconded by Mr. Horowitz. All voted in favor, none opposed; with Ms. Gerlach abstaining.

The agenda was heard out of order.



**Public Hearing**  
**Major Land Development Project**  
**69 Fair Street**  
**Preliminary Plan**

Applicant/Property Owner: House of Hope Community  
Development Corporation, LLC  
Location: 69 Fair Street  
Assessor's Plat: 292  
Assessor's Lot: 465  
Zoning: Planned District Residential (PDR), A-7/Historic Overlay,  
as per City Council zone change PCO-18-14  
Land Area: 35,660 square feet  
Number of lots: 1  
Engineer: SFM Engineering Associates  
Ward: 1

Attorney Ken McGunagle, representing the Applicant, is requesting Preliminary Approval to develop ten (10) dwelling units for affordable and supportive housing, on the parcel located at 69 Fair Street. Five (5) units will be located in an existing building, and a new addition will be constructed for (5) five additional units. The Applicant has received approval from the Warwick City Council for a zone change on the parcel from Residential A-7/Historic to Planned District Residential (PDR) A-7/Historic, with relief for less than required lot area, parking, side yard setback to the building and dumpster, driveway width, location of parking within the required corner side yard, and walkway within required landscape buffer. The site consists of 35,660 square feet, with an existing 4,100 square foot building, the historically-significant Fair House.

Attorney McGunagle indicated that the applicants were very excited to have reached the Preliminary Phase of the project and that the project had received City Council Approval on May 13, 2014. He further indicated that the Applicant had reviewed and accepted the Planning Department's findings and recommendations and that members of the development team were available for questions.

Being no further testimony, Ms. Stenhouse made a motion to open the Public Hearing, seconded by Mr. Desmarais. All in favor; none opposed.

Being no testimony, Mr. Gambardella made a motion to close the Public Hearing, seconded, by Ms. Stenhouse. All in favor; none opposed.

Being no further questions, the Planning Board adopted the Planning Department Findings into the record; and Planning Staff read the recommendations into the record, as follows:



### **Planning Department Findings**

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

1. Generally consistent with the recently approved Comprehensive Plan, specifically ***Chapter 7, Housing and Neighborhoods***, which includes as a goal to have a wide range of housing choices to meet the diverse needs of households at all income levels and all stages of life, and a policy to continue efforts to provide scattered site affordable housing needs for families and, ***Chapter 6, Historic and Cultural Resources***, which specifically calls for protection and preservation of the City’s historic resources, including structures, natural features and character areas, and to promote adaptive reuse of historic buildings.
2. That the subject property fronts on Fair Street and South Fair Street and is located in historic Pawtuxet Village.
3. Pawtuxet Village is a densely developed residential area and is listed on the National Register of Historic Places.
4. The parcel consists of 35,660 square feet and is identified as Assessor’s Plat: 292; Assessor’s Lot: 465.
5. The existing building on the site, the Fair House, is a 2 ½ story, Greek revival building listed on the National Register of Historic Places. It is an important historic resource that has been vacant for several years and is currently in a state of significant disrepair.
6. The proposal received Master Plan approval at the May 14, 2014 meeting of the Planning Board.
7. The proposal is in compliance with the standards and provisions of the City’s Zoning Ordinance, having received City Council approval for zone change PCO-18-14, with dimensional relief for less than required lot area, parking, side yard setback, driveway width, parking within corner side yard and location of walkway within landscape buffer. The existing building, the Fair House, is higher than allowed.
8. That the properties north and south of the subject parcel, and fronting on Fair Street are residential uses, with an existing multifamily located directly to the north at 57 Fair Street (Assessor’s Plat 292, Assessor’s Lot 507.)
9. That on September 8, 2010, the Planning Board granted approval for the development of five residential units on the abutting parcel, 57 Fair Street, (AP 292, AL 507.)



10. That on August 17, 2010, the City Council granted approval for zone change PCO-12-10, changing the zoning on the abutting parcel, 57 Fair Street (AP 292, AL 507) from Residential A-7/Historic to Planned District Residential, A-7/Historic, with relief for less than required parking, parking setback, lot area, building side setback, landscape buffer, and side setback for dumpster.
11. That the resident population at the subject property (AP292, AL465) will be similar to those living in the abutting 57 Fair Street (AP292, AL507) building. This will be a supportive housing environment, in which the residents rarely own automobiles resulting in a very low need for parking spaces for residents.
12. That this proposal has been approved for state historic tax credits, and the proposed building and site improvements have been reviewed and approved by both the Rhode Island Historic Preservation and Heritage Commission and the Warwick Historic District Commission.
13. That the site has been designed in order to meet the requirements of both the local and state historic commissions. In accordance with preservation authority review, the large front lawn of the property is a character defining feature and shall be preserved; and the parking area shall be minimized in order to have the least visual impact on neighboring properties.
14. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
15. That there will be no significant negative environmental impacts from the proposed development.
16. That the proposed development possesses adequate access to a public street.
17. That the proposed development has access to public water and sewer.

### **Planning Department Recommendations**

Planning Department recommendation is to grant Preliminary approval, with Final Approval to be through the Administrative Officer to the Planning Board, with the following stipulations:

1. That all plans shall comply with Section 3.02C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations, Effective April 1, 1994.
2. That the Final Plan shall indicate the building on abutting property, AP 292, AL465.



3. That the Project Engineer shall complete an as-built survey of the drainage system and submit a copy of this survey to both the Department of Public Works and the Property Owner.
4. That the Project Engineer shall certify that the drainage system has been constructed in accordance with the approved plans.
5. The Property Owner shall be responsible for the long term maintenance of the drainage system. The proper operation and maintenance requirements for the system shall be provided by the Project Engineer.
6. That any new water service shall be coordinated with the Warwick Division of Water.
7. That backflow preventers shall be installed during construction, and a standard sampling manhole installed for the building. This project shall be subject to WSA Inflow and Infiltration (I&I) regulations.
8. That any additional development or change of use from supportive housing, shall require a Development Plan Review to be approved by the Warwick Planning Board, in compliance with City of Warwick Development Review Regulations. The parking plan shall be reviewed with any change from supportive housing use, as the parking relief is specific to this type of supportive housing use.

Ms. Stenhouse, seconded by Mr. Horowitz made a motion to adopt the Planning Department's findings and to grant Preliminary Approval with Final Approval to be through the Administrative Officer, with the Planning Department's recommended stipulations, as read. All in favor; none opposed. Mr. Kiernan was not present for this application.

The Board had a brief recess in expectation of Mr. Kiernan's arrival.

Chairman Slocum and Mr. Horowitz recused themselves from the following petition noting a conflict.

**Public Informational Meeting**  
**Major Subdivision**  
**Warwick Neck Avenue**  
**Master Plan**

Location:	96 Warwick Neck Avenue
Assessor's Plat:	357
Assessor's Lot:	34
Applicant:	H. A. Fisher Homes
Property Owner:	Helen M. Hackman Revocable Living Trust
Zoned:	A-7 (Residential)
Land Area:	1.8 Acres
Ward:	5
Engineer:	DiPrete Engineering



The Applicant was represented by Attorney Sanford J. Resnick, who was requesting Master Plan Approval of a Major Subdivision. The Applicant proposes to subdivide (1) one, 1.80 acre lot to create (7) seven new lots for the development of single-family dwellings on a new street; (6) six of the proposed lots meeting or exceeding the A-7 zoning requirements, and (1) one lot having two fronts, the primary frontage along Warwick Neck Avenue meeting the frontage and lot width requirements, and the secondary frontage along the proposed new roadway having less than required frontage and lot width, in order to preserve the integrity of the existing historic stone wall. The site will be accessed via a new street with a sidewalk on one side only.

Attorney Resnick indicated that the Applicant had made several modifications to the original plan submission to accommodate a request from the Planning Department to preserve mature large trees and to limit disturbance to existing historic stone wall. Mr. Resnick indicated that the Applicant had reviewed and accepted the Planning Department's Findings and Recommendations.

Mr. Resnick introduced the Project Engineer, Mr. Eric Prive, PE; DiPrete Engineering. Mr. Prive indicated that the lot was a 1.80 acre parcel with 307 feet of frontage on Warwick Neck Avenue with a single-family dwelling. The Engineer indicated that there was a 20 foot drainage easement to accommodate drainage from a prior subdivision to the rear of the property. He indicated that the area was within the CRMC special management area, and that he would seek CRMC approval, prior to Preliminary Approval. The area was serviced by public water and sewer.

Mr. Prive indicated that the proposal was for a (7) seven lot residential subdivision on a new street which would be approximately 200 feet in length. The proposal would be to close the existing openings in the stone wall and to open the stone wall for the new roadway. Mr. Prive indicated that the Applicant had worked with the Planning Department's Landscape Coordinator to preserve trees.

Ms. Stenhouse asked if the proposed sidewalk was for the new proposed roadway or along Warwick Neck Avenue; Mr. Prive responded that the single sidewalk was proposed for the new roadway off of Warwick Neck Avenue.

Being no further testimony, Ms. Stenhouse made a motion to open the Public Hearing, seconded by Mr. Desmarais. All in favor; none opposed.

Being no testimony, Ms. Stenhouse made a motion to close the Public Hearing, seconded, by Mr. Desmarais. All in favor; none opposed.

Being no further questions, the Planning Board adopted the Planning Department Findings into the record; and Planning Staff read the recommendations into the record, as follows:



### **Planning Department Findings**

The Planning Department finds this proposal to be generally consistent with Article 1, “*Purposes and General Statements*” of the City’s Development Review Regulations, and further finds:

1. That the proposed development is generally consistent with the Comprehensive Community Plan, and consistent with the existing neighborhood, having lots within the 200’ radius containing single family dwellings that meet and exceed the A-7 Residential zoning requirements.
2. That the subject property is located along Warwick Neck Avenue; and is identified as Assessor’s Plat: 357; Assessor’s Lot: 34.
3. The Applicant proposes to subdivide (1) one, 1.80 acre lot to create (7) seven new lots for the development of single family dwellings on a new street; (6) six of the proposed lots meeting or exceeding the A-7 zoning requirement, and (1) one lot having two fronts, the primary frontage along Warwick Neck Avenue meeting the frontage and lot width requirements, and the secondary frontage along the proposed new roadway having less than required frontage and lot width, in order to preserve the integrity of the existing historic stone wall.
4. The site will be accessed via a new street with a sidewalk on one side only.
5. That there are large mature specimen trees throughout the property.
6. That the Applicant is proposing a sidewalk located along one (1) side of the roadway and cul-de-sac only, to preserve existing mature trees.
7. That the subject property consists of (1) one Tax Assessor’s Lot totaling 1.80 acres and is zoned Residential A-7.
8. That the A-7 Zoning District requires a minimum of 70 feet of frontage and lot width and a minimum area of 7,000 square feet per individual lot.
9. That the Applicant is proposing two-story single-family dwellings with full basements.
10. That the property contains an existing single family dwelling and a barn which will both be razed.
11. That the Applicant proposes to salvage items from the barn and incorporate these items into the design of the new homes.
12. That, based on the Planning Department’s request, the Applicant held a community outreach meeting at City Hall on September 4, 2014 to present the plan, as well as to gain feedback from the community.



13. That the Applicant and the Project's Engineer held a pre-submission meeting with Planning Staff and City Departments to review the proposed development and that the Applicant has made revisions to the original plan based on departmental comments.
14. That the Applicant coordinated with the RI Historical Preservation & Heritage Commission, which found that the site did not require an archaeological survey.
15. That Warwick Neck Avenue is a 25 mph zone roadway, which requires a sightline distance of 155 feet and that the proposed entrance location provides in excess of 300 feet of sightline distance in both the east and west direction.
16. That City's stone walls are tangible links to the City's Colonial agrarian past and, as such, hold a unique historic significance for the City.
17. That City's stone walls are continuously threatened by both private and public development and need to be protected.
18. That Warwick Neck Avenue is serviced by a 12-inch water main.
19. That this project shall be subject to WSA Inflow and Infiltration (I&I) regulations and fees.
20. That the property will have access to Municipal Sewer and Water.
21. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
22. That the proposed development possesses adequate access to a public street.

#### **Planning Department Recommendations**

Planning Department recommendation is to grant Master Plan approval, with the following stipulations:

1. That all plans submitted shall comply with Section 3.02C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations, Effective April 1, 1994.
2. That prior to Preliminary approval a Stormwater Management Plan, including but not limited to, a Drainage Plan and Calculations, shall be designed in accordance with Rhode Island Stormwater Design and Installation Standards Manual, dated December 2010, to demonstrate a zero-net runoff from the development. Per the RI Low Impact Development Site Planning Design Guidance Manual, the Design Engineer shall incorporate Low Impact Design (LID) as a first choice, if practicable. This plan shall be subject to approval by the City Engineering Division. Prior to submission to RIDEM, the



City's Engineering Division shall review and approve the proposed drainage system design.

3. That prior to Preliminary Approval, the Applicant shall coordinate with the Historic District Commission regarding any alteration to the existing stone walls.
4. That the Applicant shall provide a six (6) foot wide sidewalk located along one (1) side of the roadway and cul-de-sac.
5. That the Applicant shall provide concrete curbing along both sides of the roadway.
6. That the Preliminary Plan shall indicate that all roadway corners are negotiable by vehicles having an outer tire turning radius of 50 feet left or right.
7. That the Preliminary Plan shall note an adequate number of fire hydrants spaced 300 ft. apart and providing a minimum of 1000 GMP.
8. That the Drainage Area shall be deeded to the City.
9. That, prior to Preliminary Approval, the Applicant shall coordinate with the Historic District Commission regarding any alteration to the existing stone walls. No alterations to the existing stone walls shall be made prior to Historic District Commission Review and Approval.
10. That, prior to Preliminary Approval, the Applicant shall coordinate with the City Water Division regarding connection to Municipal Water.
11. That prior to Preliminary Approval, the Applicant shall coordinate with the City Sewer Authority regarding connection to Municipal Sewers.
12. That the Applicant's Licensed Landscape Architect shall coordinate with the Planning Department, prior to the development of a landscape plan. That the Landscape Plan shall include, but not be limited to:
  - All existing large mature trees to be preserved. (Including drip line tree protection details.)
  - Preservation of trees in close proximity to abutting lots.
  - Interior island, cul-de-sac and street tree planting details.
13. That, prior to Preliminary Approval, the Applicant shall receive all required State and local permits, including, but not limited to, RIDEM, RIDOT, and a local Physical Alteration Permit.
14. That all utilities shall be installed underground.



15. That, prior to Preliminary Approval, the Applicant shall receive Zoning Board of Review approval for a new lot, (Record Lot 1, as shown on the 96 Warwick Neck Avenue Subdivision Plan, dated August 15, 2014), with less than required secondary frontage and lot width on the proposed new roadway.

Ms. Stenhouse, seconded by Ms. Gerlach and Mr. Desmarais made a motion to adopt the Planning Department's findings and to grant Master Plan, with the Planning Department's recommended stipulations, as read. All in favor; none opposed.

Chairman Slocum and Mr. Horowitz returned to the table for the following bond reduction.

On a motion by Mr. Desmarais, seconded by Ms. Stenhouse and Mr. Horowitz, the Hidden Oaks Bond was reduced as follows:

Bond Amount	\$443,480.00
<u>Amount Release</u>	<u>\$414,560.00</u>
Remaining Total	\$ 28,920.00

All in favor; none opposed.

A list of approved and recorded Administrative subdivisions were presented to the Board for informational purposes.

On a motion by Mr. Gambardella, seconded by Ms. Stenhouse, the meeting was adjourned at 6:45 pm. All in favor; none opposed.